

# WEST KELOWNA FIRE RESCUE

## BED AND BREAKFAST FACILITIES Preliminary Checklist

### VISIBLE ADDRESS

Clear large unobstructed address numbers are required.

### MEANS OF EGRESS (EXIT DOORS)

Two means of egress are required from each floor area including basements and sleeping areas

Bedroom windows must be openable with a minimum 15" opening. 21.5" clearance in a window well (30" 2010 BCBC).

### SMOKE ALARMS

Hard wired interconnected smoke alarms are required on each floor and in each guest bedroom (including basements, main floor and/or the upstairs areas)

**Smoke alarms 10 years or older must be replaced.**

### FIRE SAFETY PLAN

A Fire Safety Plan showing the general layout of the B & B facility, exit, fire extinguishers and instructions on "What To Do In Case Of Fire" is required to be posted in a visible location and on the back of the door in the Bedroom(s). See the sample plan attached.

### FIRE EXTINGUISHER REQUIREMENT

A minimum "**2A 10BC**" rated dry chemical fire extinguisher is required for each level of the residence.

Fire extinguishers are to be mounted in an accessible and visible location

Fire extinguishers are to be maintained by a professional service company, annually. 30 day checks are to be done by the residence owner.

### FURNACE AND HOT WATER TANKS

Storage of combustibles will not be permitted within three feet of any gas fired furnace or hot water appliances.

### FLAMMABLE AND COMBUSTIBLE LIQUIDS

Flammable and combustible liquids shall be kept to an absolute minimum and good housekeeping

practices shall be maintained at all times

Lawn mowers and fuel shall be stored outdoors in a safe location at all times

	<b>ELECTRICAL PANELS</b>
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	Electrical panels are to have acceptable access at all times and three feet of clearance from combustibles are recommended
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This check list is a guide to help you keep with B.C. Fire Code. Please use it to help maintain safe standards at all times.

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**FIRE SERVICE ACT  
INSPECTION OF FIRE HAZARDS**

21. On a complaint of a person interested or, if believed advisable, without complaint, the fire commissioner and his inspectors may at all reasonable hours, enter any premises anywhere, in the Province, to inspect them and ascertain whether or not:

- the premises are in a state of disrepair that a fire starting in them might spread rapidly to endanger life or other property
- the premises are so used or occupied that fire would endanger life or property
- combustible or explosive material is kept or other flammable conditions exist on the premises so as to endanger life or property
- a fire hazard exists on the premises

If you require any further information regarding the above subjects, please feel free to call our office.

**WEST KELOWNA FIRE & RESCUE,**

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Fire Prevention Branch